

PROPERTY LOCATION

No	Alt No	Direction/Street/City
335		MYSTIC ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	PIAZZA LOUISE			
Owner 2:				
Owner 3:				
Street 1:	335 MYSTIC STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .941 Sq. Ft. of land mainly classified as Multi-House with a Camp-Seas. Building built about 1930, having primarily Conc. Block Exterior and 1056 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		0	0	Sq. Ft.	Site		0	0.	0.00	4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	0.000	13,700			13,700
Total Card	0.000	13,700			13,700
Total Parcel	0.941	356,200	600	1,339,900	1,696,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		12.97	/Parcel: 339.4

PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

USER DEFINED

	Prior Id # 1:	44865
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	



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GENERAL INFORMATION	
Grade: EE - Dilapidated	
Year Blt: 1930	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicst:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

MOBILE HOME Make:

Code	Description	A	Y/S	Qty
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More: N	Total Yard Items:	Total Special Features:	Total:
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OTHER FEATURES			
Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

DEPRECIATION		
Phys Cond:	FR - Fair	40.
Functional:		
Economic:		
Special:		
Override:		
Total:		40.3

CALC SUMMARY

	Model:	
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1/2 BATH IN BMT, NOT FUNC, POOR COND.	2
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1st Res Grid						Desc: Line 1							# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs:	3			BRs:	1		Baths:	1		HB	

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

No Unit	RMS	BRS	FL
1	3	1	
Totals			
1	3	1	

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	17.79	
Special Features:	0	Val/Su Net:	12.50	
Final Total:	13700	Val/Su SzAd	12.97	

Serial #		Year:	
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070.0-0003-0001.F

	24		
			17
			4
44	FFL (1056)	10	STG (40)
			17

SUB AREA DETAIL

[illegible]

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GENERAL INFORMATION	
Grade: EE - Dilapidated	
Year Blt: 1930	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicst:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

MOBILE HOME

Make:	
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Code	Description	A	Y/S	Qty
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[illegible]

OTHER FEATURES			
Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

DEPRECIATION

CALC SUMMARY	
Basic \$ / SQ:	34.00
Size Adj.:	1.35000002
Const Adj.:	0.96884215
Adj \$ / SQ:	44.470
Other Features:	10000
Grade Factor:	0.40
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	22955
Depreciation:	9251
Depreciated Total:	13704

COMPARABLE SALES

	Serial #		Year:	
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1/2 BATH IN BMT, NOT FUNC, POOR COND.	4
---------------------------------------	---

1st Res Grid						Desc: Line 1							# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	3	BRs:	1	Baths:	1	HB						

RES BREAKDOWN

Exterior:		No Unit	RMS	BRS	FL
Interior:		1	3	1	
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:		Totals			
General:		1	3	1	

	24		
			17
			4
44	FFL (1056)	10	STG (40)
			17

SUB AREA DETAIL

[illegible]

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EXTERIOR INFORMATION

Type:	6	- Colonial	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1		Total: 2
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	4	- Vinyl	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1935	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		25 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:	1	Rating:	Average
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating: Good
A Kits:	Rating:
Frpl: 2	Rating: Poor
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	40.3%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.04857278
Const Adj.:	0.99742496
Adj \$ / SQ:	135.963
Other Features:	99382
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	573752
Depreciation:	231222
Depreciated Total:	342530

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid				Desc: Line 1								# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 8			BRs: 3			Baths: 1			HB			

REMODELING

		Exterior:	
		Interior:	
		Additions:	
0.	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
3	%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		8	3	
Totals				
1		8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	135.96	
Special Features:	0	Val/Su Net:	71.24	
Final Total:	342500	Val/Su SzAd	130.01	

SKETCH

Diagram illustrating the hierarchical structure of a video sequence, showing the relationship between different frames and their dimensions.

- Root Node:** SFL FFL BMT (816) with dimensions 24 (width) x 24 (height).
- Branch 1:** FFL BMT (544) with dimensions 16 (width) x 16 (height).
- Branch 2:** QFP (50) with dimensions 10 (width) x 5 (height).
- Branch 3:** FFL BMT (384) with dimensions 16 (width) x 16 (height).
- Branch 4:** GAR (380) with dimensions 20 (width) x 19 (height).
- Branch 5:** FFL (156) with dimensions 13 (width) x 13 (height).
- Branch 6:** GAR (380) with dimensions 20 (width) x 19 (height).

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,900	135.960	258,33	
BMT	Basement	1,744	60.670	105,81	
SFL	Second Floor	734	135.960	99,85	
GAR	Garage	380	21.520	8,17	
OPF	Open Porch	50	43.890	2,19	
Net Sketched Area:		4,808	Total:	474,37	
Size Ad	2634.3999	Gross Area	4890	FinArea	394

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
1						
5	BMT	100	RRM	75	A	
2	SFL	90				
9						
4						
1						
2						

IMAGE

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